

Westthorpe Gardens & Mills Grove

Welcome

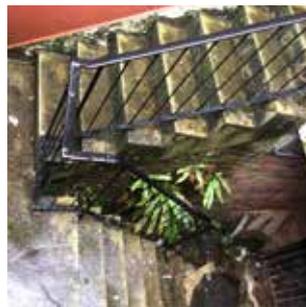
Welcome to the launch of our consultation with residents about the future of Westthorpe Gardens and Mills Grove.

Together with Barnet Council we are looking at proposals to redevelop the area, by re-providing the current housing and developing more new ones, including retirement living for older residents.

The 102 homes at Westthorpe Gardens and Mills Grove were built in the 1970's and are now in need of significant maintenance. We have been carrying out surveys to determine what investment would be needed to bring the homes up to contemporary standards and estimate that costs related to such a comprehensive refurbishment programme would be in the region of £3 million.

We believe it makes better sense to redevelop the estate and provide you with new energy efficient homes that are built to contemporary standards, as well as an improved living environment for everyone to enjoy.

Images of the existing estate are provided on this panel, including photos taken as part of the survey carried out across the estate which show just a few examples of where repair and maintenance would be required.



Photos of existing condition around the site

Purpose of this event

We are committed to working with you to understand your housing needs so we can develop the right strategy for the future of the area. On that basis, today we are launching our programme of resident consultation which starts with a Housing Needs Assessment. More information on Metropolitan, our commitments to you and how you can get involved is included on the following display panels.

Westthorpe Gardens & Mills Grove

About Metropolitan

Metropolitan is one of the UK's leading providers of affordable housing and care and support services.

We own and manage a large portfolio of nearly 40,000 homes, providing services to more than 71,000 customers across London, the East Midlands and the East of England.

We are a member of the National Housing Federation and the g15, a group which represents London's 15 largest housing associations and houses one in 10 Londoners.

Our development experience

Building new homes is an essential part of our job at Metropolitan and we are on track to be building 1,000 new homes a year which will help towards tackling the housing crisis across the capital. Some of the projects we are working on are outlined below:

Clapham Park

In the London Borough of Lambeth, Clapham Park is Metropolitan's largest regeneration development. When complete we will have invested more than £1bn in the project, providing residents with a brand new or refurbished home as well as delivering more new homes and a number of other improvements to make it a better place to live for everyone.



Hollygate Park

This is a £100m regeneration project which is set to deliver up to 470 new homes - 137 of which will be available for social rent or low cost home ownership, and managed by Metropolitan. We welcomed our first new residents to the site in December 2015.

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Your housing needs

It is important that we understand your housing needs before we can develop plans for the future.

On that basis, members of our Housing Services team will be in touch with you to arrange specific appointments to come and talk to you about your housing needs and complete an assessment form.

What is the purpose of the Housing Needs Assessment?

Our project team need to have a full understanding of the current housing needs across the estate in order to develop the most appropriate strategy for its redevelopment and enable us to find an appropriate solution for accommodating the existing residents in the future plans for the site.

What will you be asking?

We want to make sure that any new homes we develop suit the needs of existing residents so we will be talking to you about who lives with you, and whether you or any household members have specific needs. We will also discuss what options and preferences you might have for moving into a new home on the estate.

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Our commitments to you

As part of the consultation programme we will develop a Residents' Charter, which will include our commitments to you.

Our service commitments

There are a number of service commitments Metropolitan make to our existing customers across all of the homes we manage. Amongst these commitments are the following:

- We will deliver high quality service that suits your needs and which you can influence.
- We believe you are entitled to expect a decent home that you and your family can enjoy.
- Our aim is to ensure our communities and estates are clean, safe and welcoming.
- Residents are entitled to expect fair and equal access to our homes and good management of their tenancies.

Our current thoughts on the commitments we want to make to existing residents of Westthorpe Gardens and Mills Grove:

- All current tenants who wish to be re-housed in the new estate will be able to do so with the same rent levels you currently pay if you are to be rehoused in a similar size/type of property.
- You will have the same rights as your existing tenancy grants you.
- If it is found that you meet our definition of being overcrowded then we may consider making an offer of a larger property size where available to meet your housing need. The Housing Needs Assessment is crucial for us to gain an understanding of how we might accommodate you.



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Next steps

What happens next?

We are still at very early stages of the process and as such the Housing Needs Assessment is the priority for our team to understand how we can progress with the plans for the site. It is important that you engage with the process of undertaking the Housing Needs Assessment.

Our Housing Services Team will be in touch to arrange an appointment with you to visit your property and complete an assessment form.

We want to hear your views

Whilst we are at an early stage in the process we are still keen to understand your views on the existing Westthorpe Gardens and Mills Grove site and what we should consider as we progress with our plans.

Your feedback is important to us. As part of this event we have made comment cards available for you to complete to tell us what you think of the current estate. Please take the time to complete a card and leave it in the box provided. The feedback you give us will be collected by the project team and help to develop our thoughts. All information displayed here today will also be made available on our website after the event closes.

Members of the project team are on hand to discuss the proposals with you and answer any questions.

Further consultation

As mentioned, this event is the launch of an extensive programme of consultation we will be undertaking with you, the residents of the site, as well as the wider local community. We will be back in touch with more details on the proposals through a series of design workshops and resident events in the coming months.



Contact us

Should you have any questions or need further information on the plans and would like to speak to a member of the project team after today, please feel free to visit our project website or contact us using the details below:

- Website:
www.metropolitan.org.uk/westthorpe
- Call our Freephone:
0800 148 8911
- Email us at:
westthorpe.millsgrove@mpc.email